

The Vineyards at Nassau Valley
Standard Specifications
*another exceptional project built by
Schell Brothers*

1.28.10

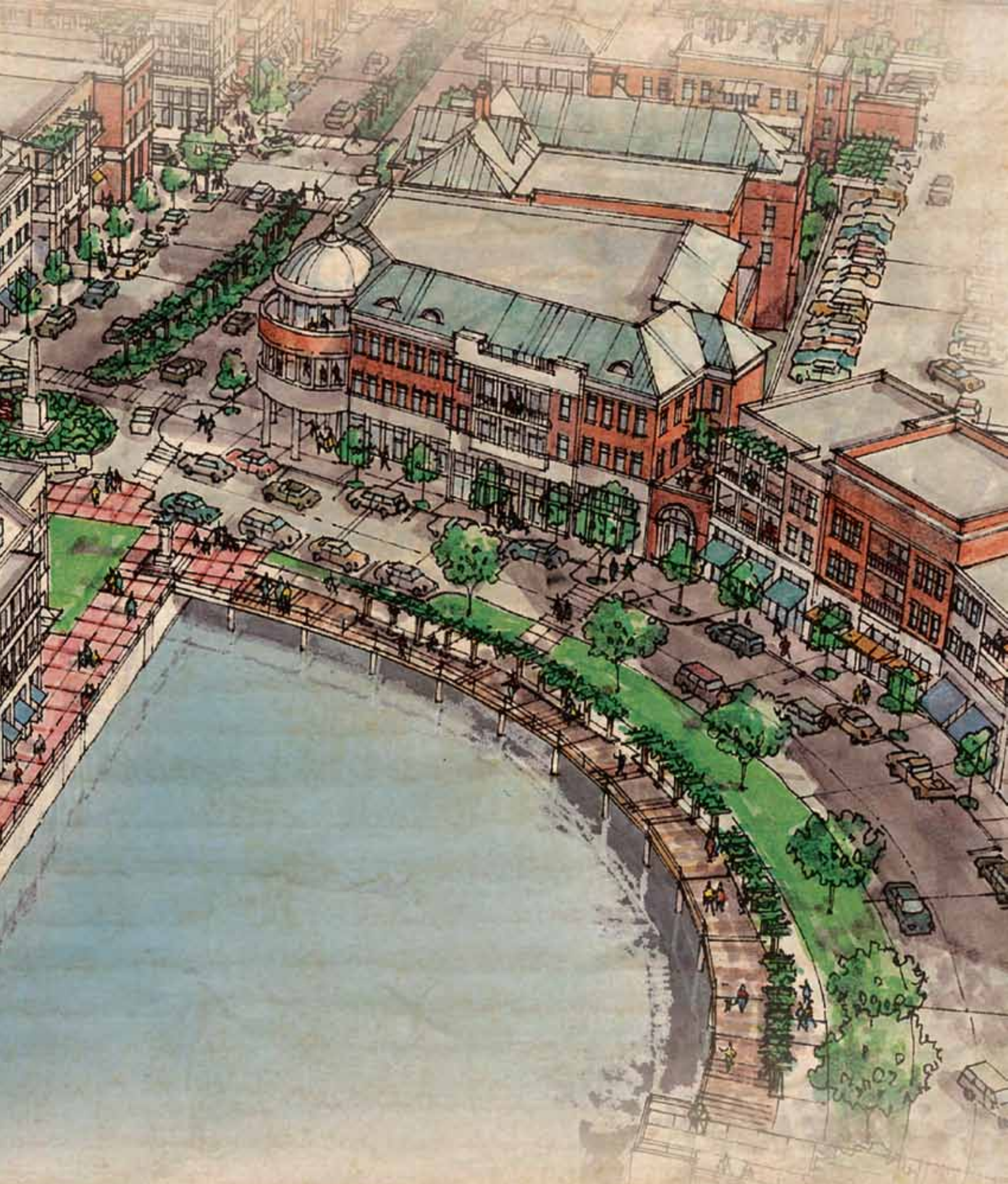
Printed colors may vary from actual materials
Selections and Option are subject to change without notice.



THE
VINEYARDS

at Nassau Valley





Welcome

A new urban community with elegance and charm, The Vineyards at Nassau Valley embraces an exclusive style for its village dwellers, retailers and business professionals. Our homes will feature a myriad of floorplans with an enduring emphasis on the natural beauty of the surroundings, complemented with

THE VINEYARDS *at Nassau Valley*



each homeowner's unique style incorporated in their interior selections. Accents like romantic verandas and arched trellises add a certain nostalgia to the modern comfort and convenience found just outside each door. The possibilities are endless here at The Vineyards...



Interior Finishes



Interior Doors

Masonite
2-Panel Textured Arch Top Door



Door Hardware

Schlage
Dexter Series Torino Lever
Satin Nickle Finish

Running Trim

- 3 1/4" Base Moulding throughout
- 2 1/4" Casing around all doors and windows

Ceramic Floor Tile

Ceramic tile flooring in Foyer, Master Bath, Utility Room, Kitchen, Breakfast Nook, and Secondary Baths

In separate foyers only

Plush Carpet

To be used in all areas not listed above
7/16" Standard rebond pad

Closets

White wire shelving in pantries and linen closets; full slide rods in coat closets and bedroom closets.

Paint

2 Coats of Sherwin Williams Alabaster (or equivalent) flat paint on walls. Sherwin Williams Alabaster (or equivalent) semi-gloss on trim and doors.

Many Flooring Upgrades Available

Personalize your new home with a vast selection of flooring upgrades:

- Porcelain tile, marble, onyx & and tumbled natural stone
- Traditional hardwoods including maple, hickory, oak, mahogany & cherry
- Several exotic hardwoods

Countertops



Kitchen Countertops

Square edge laminate available in over 100 colors

Upgrades available



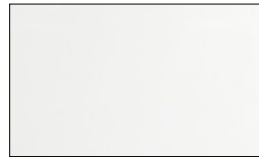
Virginia Cultured Marble Vanity Tops

Virginia culture marble countertop

- 12 standard color choices
- Integral bowl



Beige Vein/White



Bright White



White Vein/Biscuit



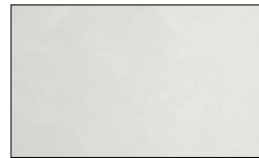
White Vein/VT Blue



Cty. Gray/White



Natural Vein/White



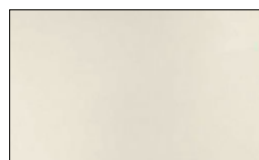
White Vein/White



White/A.S. Bone



Solid Innoc./Rose



Solid K Biscuit



White/K Bone



White/Light Gray



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Cabinetry

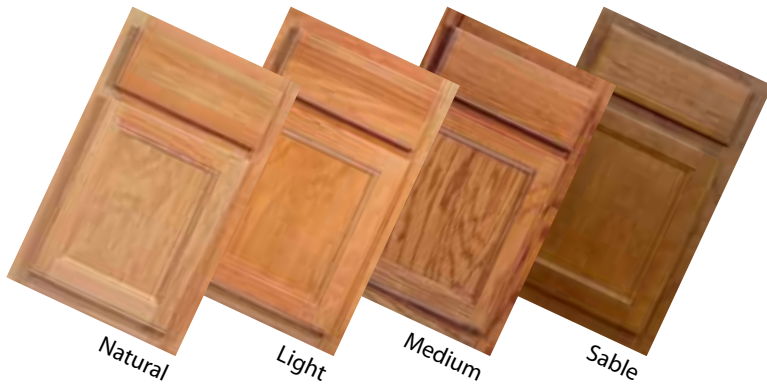
Kitchen & Bathroom Cabinetry

Wellborn Select Series

Arlington Square Oak in standard finishes

Upgrades include:

- *Maple, Hickory, Cherry, Thermofoil*
- *A large selection of door styles*
- *Over 20 additional finishes*
- *Gourmet kitchens specifically designed for each unit*



WELLBORN
CABINET, INC.[®]
The Essence of Cabinetry

Wellborn[®]
The Essence of Cabinetry

The Wellborn family oversees the entire production process of their cabinets— from fresh-cut logs to finished cabinets. Quality assurance is an integral part of the company; one out of every eleven employees is a quality control inspector.

Cabinet Hardware

Assorted Styles



Z259-3 PC



3910 PC



718 BNMDL



618 BNMDL



8233 SN



3991 SN



Z259-3 SN



3910 SN



718 DACM



618 DACM



8233 DACM



3991 DACM



Z259-3 BK



3910 BK



409233



413321



178 SN

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Plumbing



Kitchen Sink

Elkay Dayton
Stainless Steel 8" Deep
Drop-in Sinks

A. Single Bowl Sink
ESE125224

B. Double Bowl Sink
DSE233224

Undermount upgrades available

Owner's Bath Tub

Lasco
Soaker tubs
Sized according to plan

Owner's Bath Shower

Lasco
Fiberglass shower unit
Sized according to plan
Wall tile available as an upgrade

Owner's Bath Shower Enclosure

Southeastern Crystal Line Series (or Equivalent)
Sliding or pivot door, depending upon size of shower
With clear or obscure glass and polished chrome trim

Secondary Bath/Showers

Lasco 2603SG
Fiberglass tub/shower combo units
Sized according to plan

Powder Room Pedestal Sink

White porcelain pedestal sink

Toilets

White elongated toilets in all areas

Water Heater

65 Gallon Electric Water Heater



Plumbing



Kitchen Faucet

Kohler
Coralais Kitchen Faucet
Polished Chrome (CP)
K-15172-F

Upgrades available

THE BOLD LOOK
OF **KOHLER**®



Bathroom Sink Faucet

Kohler Coralais
Centerset Vanity Faucet
Polished Chrome (CP)
K-15241-4



Master Tub Faucet

Kohler Coralais
Rim Mount Tub Only
Polished Chrome (CP)
K-T15290-4

Kohler®

Art. Innovation. Life.

Kohler has long been recognized as a leader in bath and kitchen design. Kohler faucets feature solid brass and zinc die-cast construction for years of reliable performance. These materials provide greater strength and durability than the plastic bodies of competitive faucets, and ensure a strong base for their beautiful array of lustrous finishes.



Shower Head & Faucet

Kohler

A. Tub/Shower Combo
Polished Chrome (CP)
K-T15601-4S

B. Shower Only
Polished Chrome (CP)
K-T15611-4

Lighting Fixtures

Sea Gull Lighting

The look that satisfies discerning taste, where past elements of design keep pace with today. Fixtures in a Brushed Nickel finish with Satin White Glass.



sea gull lighting®

Sea Gull Lighting

For over 87 years, Sea Gull Lighting has grown to an established leader in the electrical and lighting industry. And now, we're proud to be A Generation Brands Company. Light fixtures by Sea Gull Lighting are the most sought after decorative, functional and specialty indoor lighting and outdoor lighting fixtures. Sea Gull Lighting manufactures and distributes over 3,500 light fixtures and lighting products that serve the residential, commercial, and architectural markets.



Foyer Light

Sussex Collection
Brushed nickel finish
75061-962

In separate foyers only



Powder Room Vanity

Sussex Collection
Brushed nickel finish
44019-962



Single & Double Bowl Sink Vanity

Sussex Collection
1 fixture per bowl
Brushed nickel finish
44020-962



Utility Room & Walk-in Closets

Sussex Collection
Brushed nickel finish
77065-962

Electrical

Dining Areas

Rough-in for chandelier with dimmer switch

Kitchen & Hallways

75 Watt Recessed lights. Number of lights is determined by layout.



Living Room

Rough-in for ceiling fan with light with separate wall switches for the fan and light. Fan will be speed controlled.

Bedrooms

Rough-in for ceiling fan with light with separate wall switches for the fan and light. Fan will be speed controlled. Switched wall outlets shall be located on back wall near bed (determined by furniture layout in marketing plans). The top outlet of the two wall outlets will be switched.

Above Tubs & Showers

Recessed light.

Telephone Jacks & Cable

Structured wiring package with On-q/Legrand Home Wiring Service Center Installed with 2 Telephone and 2 Cable outlets; quantities are exchangeable (ex: 3 Phone & 1 Cable); location to be determined upon meeting with Selections Coordinator.



Doorbell

Doorbell installed in each unit

Appliances

GE® Appliances
Upgrades available



GE® Energy Star® 21.0 Cu. Ft. Top-Freezer Refrigerator



GSH25JFXWW/<http://products.geappliances.com/MarketingObjectRetrieval/Dispatcher?RequestType=Image&Name=0115376.jpg&Variant=ViewLarger>

- External Controls with actual-temperature display
- Adjustable Humidity Vegetable/Fruit Crispers - Provide ideal storage environment for fruits and vegetables
- Adjustable Temperature Deli Drawer - Keep meats and cheeses fresher, longer
- Adjustable Spillproof Glass Shelves - Helps to contain spills for ease of cleaning
- Snack Pan - Conveniently stores re-wrapped meats, cheeses and other snacks
- Adjustable Gallon Door Bins - Provides additional storage space for milk and other gallon-size containers
- Adjustable Spill Proof Glass Shelves - Helps to contain spills for ease of cleaning
- **Stainless Steel upgrade available / GSH25JSXSS**

GE® 30" Free-Standing Electric Range



JBP66DMWW/JBP66DMBB

- Self-Clean Oven - conveniently cleans the oven cavity without the need for scrubbing
- Super-Large 5.3 Cu. Ft. Oven Capacity - provides an impressively large oven interior to cook more dishes and large meals at once
- TrueTemp™ System - delivers even heat distribution and maximum oven control
- Dual Size Ribbon Element - offers a convenient choice of using a 9" or 12" heating element, depending on the size of the pan
- Ceramic Glass Cooktop - a smooth cooktop surface makes cleaning quick and easy
- QuickSet Oven Controls - feature an easy-to-use design which allows you to set precise cooking temperatures
- **Stainless Steel upgrade available / JBP66SMSS**



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Appliances

GE® Appliances
Upgrades available



GE® Energy Star® Built-In Dishwasher



GSD4000NWW/GSD4000NBB

- 5-level PowerScrub™ wash system with PowerShower™ - 5 wash levels and redesigned wash arms direct water precisely for a quiet and efficient clean
- Electronic controls - provide a modern look with a smooth, easy-to-use, easy-to-clean surface.
- 100% Water Filtration with ExtraFine™ Filter - clean water helps deliver clean dishes
- 2/4/8-Hour Delay Start - makes it easier than ever to wash dishes at any hour or washing dishes even when the family is asleep
- Meets 2007 ENERGY STAR® Criteria - can reduce utility bill by using less water to get dishes clean
- China/Crystal Cycle - protects delicate dishes and glassware by lowering the water temperature during the cycle
- **Stainless Steel upgrade available / GSD4060NSS**
- Available in white or black

GE Spacemaker® Over-the-Range Microwave Oven



JNM1541DMWW/JNM1541DMBB

- 1.5 cu. ft. capacity - 950 watts (IEC-705 test procedure)
- Convenience Controls - allow cooking and reheating at the touch of a button
- Auto and Time Defrost - automatically defrosts for a specified amount of time
- Two-speed, 300-CFM venting system (with recirculating exhaust fan) - quickly removes the smoke and steam from the cooktop
- Turntable On/Off - ideal for oversized, oblong-shaped dishes
- Two-Speed, 300-CFM Venting System - quickly removes smoke and steam from the cooktop
- Removable Oven Rack - makes multi-dish cooking possible
- **Stainless Steel upgrade available / JNM1541SMSS**



GE®
Timeless &
Dependable

GE® is the appliance brand most often mentioned as having the best products & services in America –The Harris Poll, 2003.

Appliances

GE® Appliances
Upgrades available

GE® 3.5 Cu. Ft. King-size Capacity Washer Washer

WCRE6270HWW

- ENERGY STAR® Qualification — Means less energy waste and lower utility bills
- 3.5 Cu. Ft. King-Size Stainless Steel Wash Basket — Washes more at once, which means fewer loads and less time spent doing laundry
- HydroWave™ wash system — Has variable speeds to match the wash action to the clothing type; Longer, slower travel through the water improves cleaning performance and is gentler on your clothes
- Five wash/spin speed combinations — Speeds are matched to fabric type for better clothes care
- 31 Wash Cycles — Deliver optimal cleaning results for your clothing
- 6 Wash/Rinse Temperatures — Offer greater degree of control over fabric cleaning and care



GE® 7.0 Cu. Ft. Super Capacity Electric Dryer

Dryer

Electric: DLSR483EEWW

- 7.0 cu. ft. super capacity — Handles large-size items and family-size loads
- Rotary electronic controls with cycle status lights — Make it easy to select and monitor wash cycles
- Four heat selections — Provide the right temperature for the right drying results
- Eight dry cycles — A variety of fast, flexible options for drying clothes
- Variable End-Of-Cycle Signal — Adjustable volume offers added flexibility



The Schell Brothers Difference

At Schell Brothers, we pride ourselves on providing you with the highest quality home and the best service in the industry. This dedication to quality and service has been guiding the company since its beginning. Simply put, Schell Brothers was founded upon the premise of creating a “better” builder. After years of developing communities using other builders, we became more and more aware of the need for a customer oriented builder. We decided the only way to ensure our buyers were provided with high quality homes and great customer service was to start our own construction company. At Schell Brothers, our performance is measured by the happiness of our customers and not by profit. We are true believers in the philosophy that if our customers are happy, financial success will follow. To achieve our goal of being the best builder in the area, everything we do is guided by the principles of what we call the Schell Brothers Difference.

The Schell Brothers Difference begins with quality construction. While many construction companies focus on maximizing profit by trying to reduce costs by using cheaper materials, our philosophy is exactly the opposite. We are constantly searching for ways to provide our buyers with better materials and higher quality construction while still keeping the price of our homes reasonable. At Schell Brothers, one of our philosophies is to always ask ourselves “What would our customer want?” Applying this philosophy, we strive to provide the highest quality home possible even if it means making a smaller profit.

In addition to the quality of construction, another area where you’ll notice the Schell Brothers Difference is customer service. Schell Brothers has an entire Customer Service department dedicated to serving our home owners after settlement. Our Customer Service department was given the directive of keeping our customers happy no matter what it takes. We will not desert you after settlement. We realize that your home may need some repairs and tweaking from time to time. In order to address these issues quickly and thoroughly, the Schell Brothers Customer Service department is staffed with qualified tradesmen ready to respond at a moment’s notice.

